

8-10 Crown Lane, Stourbridge, West Midlands, DY8 1TP



**FOR SALE / TO LET**

Town Centre Office Premises with Development Potential - STP

**Gross Internal Area: 11,600 ft<sup>2</sup> (1,077.66 m<sup>2</sup>)**

### Location

The property is located in the heart of Stourbridge Town Centre off Lower High Street with road frontages to Crown Lane and the Stourbridge Ring Road.

The new Crown Shopping Centre with Tesco Extra is adjacent with large public car park. A further car park is situated adjacent to the premises with access of Crown Lane.

Public transport is excellent with regular bus services and the bus and railway station being within walking distance.

### Description

The property comprises a two-storey office building formally used as a travel hypermarket.

The premises are accessed via a large walk in reception off Crown Lane leading into an open plan ground floor.

The First floor comprises further open plan accommodation with a selection of cellular offices around the perimeter.

The building benefits from carpet flooring, suspended ceiling with CAT II Inset lighting, perimeter trunking air conditioning, and integral kitchens to both floor and toilet facilities to both floors.

### Accommodation

**TOTAL - 11,600 SQ FT (1,077.66 SQ M) approximately**

### Price / Terms

The property is available on a new lease with length to be agreed at £40,000 per annum exclusive.

Alternatively offers in the region of £395,000 are sought for the freehold interest, subject to contract.

### VAT

All figures quoted are exclusive of VAT which is payable.



### Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction

### Services

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

### Planning

We have been verbally advised that the property has planning consent under use class B1(a) Offices.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent and prospective purchasers/tenants are advised to contact Dudley MBC.

### Energy Performance Certificate

Available upon request from the agent.

### Availability

The property is immediately available following completion of legal formalities.

### Viewings

Strictly via appointment from the sole agent Siddall Jones on **0121 638 0500**

